

**FINDINGS - EXHIBIT A**  
**FINDINGS FOR DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT**  
**SUB2013-00038 / PORTWOOD**

*CEQA Exemption*

- A. The project qualifies for a General Rule Exemption (ED13-091) because the project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the proposed mixed-use development is not subject to CEQA.

*Development Plan*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed mixed-use development is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project and use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the mixed-use development will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed mixed-use development will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed mixed-use development and its subsequent uses (single family residence and commercial retail) will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the mixed-use development is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Front Street, a local road constructed to an improvement standard that will accommodate the additional vehicle trips.

*Condominiums*

- G. The proposed land division into two air-space condominium units is justified because the common ownership external parcel is in compliance with the provisions of the Coastal Zone Land Use Ordinance because it meets the minimum parcel size of 6,000 square feet prior to subdivision.

*Archeological Sensitive Area*

- H. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because should resources be encountered, construction will stop and the applicant will contact the County Planning and Building Department and Native American Representative. It is not

## ATTACHMENT 1

anticipated resources will be encountered as the area is previously disturbed with minimal landscaping that includes decorative/ornamental plants.

- I. The site design and development cannot be feasibly changed. Due to previous excavations related to a superfund clean-up at the site and immediate vicinity, it is unlikely that archaeological resources are present and no changes are necessary to avoid intrusion into or disturbance of archaeological resources. Construction will use appropriate methods to protect the integrity of the site.

### *Coastal Access*

- J. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because though the project is adjacent to the coast the proposed development will not inhibit access to the coastal waters and recreational areas in the immediate vicinity.